CITY REAL ESTATE FOR SALE, From Battery to 14th St., Inclusive. ATTENTION:-FOR SALE REASONABLE NOS U, II and IS Walter st. maar Church st., a first class five story and basement Ohio stone Building: UNXIONIUS; well rented.

8. S. LEVY, Builder, southwest corner 10th av. and 78th st. A FINE THREE STORY AND BASEMENT BRICK House on West 18th st., good neighborhood, 22x55x95; bargain to quick buyer. H. W. SHIPMAN, 137 Broadway. A PLOT ON WOOSTER ST., NEAR BLEECKER, 100x100; cheapest in the great business course. H. W. SHIPMAN, 137 Broadway.

H. W. SHIPMAN, 137 Broadway.

A.-A.—LIQUOR STORE, WITH BUILDING, NEAR Yesor st., for sale or exchange. BOLCH, 171 Broadway.

BARGAIN TO QUICK BUYER.—PLOT ON NEW Bowery, leased with security; little cash.

STAKE, 150 Broadway.

EAST 10TH ST., NEAR 2D AV.—DESHRABLE THREE story House, 25x60x balf block; choice location and suitable for altering into fast Hense.

FOLSOM BROTHERS, 834 Broadway.

FIVE STORY BUILDING, FULL LOT; BEST LOCAtion 10th ward; leased to one tenant for term of years at \$4,100 yearly and all expenses; price 34,000; oxcollent condition; great bargain, must be sold at once.

S. H. STONE, 457 Grand st.

FOR INVESTMENT—A SIX STORY DOUBLE TEN-ement, Cliaton place, near 6th av.; rents \$4,600; all rented; price reasonable; terms to sait. A. HAUCK, 1,280 Lexington av. FINE PIECE BOWERY PROFERTY, \$60,000, 25X150; eased five years; saleon and garden.

MORRIS B. BAER & CO., 70 and 72 West 34th st. FOR SALE.-88 AND 88 WEST 10TH ST.: 50 FOOT ront. F. JACOBUS, 128 8th av. JAMES St.-FULL LOT, THREE STORY HOUSE, leased ton years at \$1,200 yearly and all repairs; price \$13,000.

S. H. STONE, 457 Grand st.

\$15,000.

S. H. STONE, 407 Grand st.

LUDLOW ST. 50X89.—TWO FOUR STORY HOUSES,
Stores; price \$40,000; excellent location; cheapest
houses offered.

S. H. STONE, 457 Grand st.

MULBERRY ST.—FIVE STORIES NEW DOUBLE
Tenement; all improvements; price \$22,500; rent \$3,300
actually; bargain; suitable mortgage.

S. H. STONE, 457 Grand st. SEVEN STORY BRICK BUSINESS BUILDING ON Prosby et, mear Broome; pays 14 per cent without trou-ile. Bargain hunters apply quick to STAKE, 100 broadway. WASHINGTON SQUARE.—BUILDING AND FULL Lot; salable for business. TRUSTEE, box 256 Herald office.

Above 14th St., 5th Av. to East River.

Above 14th St., 5th Av. to East River.

A.—ATTENTION OF HOUSE BUYERS CALLED
FOUR STORY AND EXTENSION OWELLINGS
ON EAD ST., BETWEEN 5TH AND MADISON AVS.,

ALSO THREE STORY DWELLINGS ON SOUTHEAST
CORNER SED ST. AND MADISON AV.

OFFICE TOOMY ST. AND MADISON SOUTHEAST
OWNER AND BUILDER,
OFFICE II EAST 22D.

AN ELECANE THESE STORY ROWN STANK OFFICE 11 EAST 92D.

AN ELEGANT THREE STORY BROWN STONE decorated House, No. 25 East 130th st.; owner spant 14,500 in fixing it up; fine cablicus; inlaid and saloon floore, chandeliers, capets, rugs, shades and curtains; price 518,000; can be seen any day from 11 A. M. to 8 P. M. Call or address S.

P. M. Call or address S.

A DECIDED BARGAIN.—DOUBLE FLAT. WITH
Store, on 2d av., Yorkville: \$17,000; only \$2,000 cash required; balance five per cent mortgage; will pay 18 per
cent on in vestiment. Owner, 239 East 124th at.

A BARGAIN.—\$1,500 CASH WILL BUY FOUR
story brown stone single Flat. below 50th st., near Park
av.; mortgage \$15,000.

GREENWALD & CO., 202 Broadway.

GREENWALD & CO., 202 Broadway.

AN ATTRACTIVE DWELLING ON 40TH ST. BEtween 5th and 6th avs.—Columbia College leasehold; will
be sold very low. Apply to OGDEN & CLARK, 11 Pine
st. and 24 4th av.

A VERY DECIDED BARGAIN—CORNER ON LEXington av. in the seventies, 17,850,880; four stories and
basement stone fron; fine order; S20,000,

H. W. SHIPMAN, 137 Broadway.

A.—THIRD AVENUE PROPERTY, BELOW 59TH
st., five story, 33x101; price \$44,000,

GREENWALD & CO., 202 Broadway. A FINE FOUR STORY BROWN STONE DWELLING, 20x80x92 in perfect order, on 19th st., near 4th av., for sale by OGDEN & CLARK, 11 Pine st. and 240 4th av. A DESIRABLE HOUSE ON LEXINGTON AV., NEAR 27th st., three story high stoop, very moderate price. OGDEN & CLARK, 240 4th av. and 11 Pine. A CORNER NEAR GRAND CENTRAL DEPOT \$28,000. S. VAN WINKLE & CO., 26% East 42d at. BUILDING LOT. 25X100, 24TH ST., BETWEEN 1ST and 2d avs.; price reasonable, very liberal terms. Also others. WM. W. FOGG, 150 Broadway. BARGAIN TO QUICK PURCHASER—THREE STORY Dwelling on 100 foot sireet; price only \$18,000.

WM. S. ANDERSON & CO., 1,242 3d av.

FOR SALE, SUPERB FOUR STORY DWELLINGS, 3 AND 5 EAST 2D ST, 21 FOOT FRONTS; DINING ROOM EXTEN-SIONS; NO BETTER HOUSES ANYWHERE, OR LOW-ER PRICES.

THREE STORY DWELLINGS, 1,305 TO 1,313 MAD-ON AV., CORNER 93D ST.: PIRST CLASS BOUSES; UST FINISHED: 20 FOOT FRONTS, ONE CORNER; FWILL PAY FURCHASERS TO LOOK AT THEM, WALFER REID, OWNER, ON PREMISES, OR 1,472 3D AV.

FOR SALE OR LEASE ON ACCOUNT OF DEATH of the owner, Mail House, on East Sist st., in complete vorting order, good will; thered terms will he made to extine wishing to durchase or lease he property. Apply to GUIGENHEIMER & UNTERMEYER, 55th st. at 4d av., for further particular,

and 3d av., for further particulars.

FINE PROPERTY ON EAST 34TH ST., PAYING 10 oet centnet, one tenant. HENRY E KING, 60 cedar.

MURRAY HILL, EAST 37TH ST.—DESIRABLE four story high stoop House, 21x50x100; perfect order; bargain to a quiek purchaser.

FOLSOM BEOTHERS, 834 Broadway.

TWO DECORATED PRIVATE DWELLINGS FOR sale, 1,232 and 1,234 Madison av., between 88th and 80th sts.; watchman on the premises.

E. KILPATRIOK, Builder.

TWO ELEGANT FIVE STORY SINGLE FLATS, 918T st., mear Park av.; worth looking at; an elegant investment.

ABO, NEAR 4TH AV.—DESIRABLE FOUR STORY House, 28x00x18, 9; chcico business location.

TOLSOM BROTHERS, 834 Broadway.

32 EAST 63D ST., NEAR MADISON AV.—FOUR.

32 EAST 63D ST. NEAR MADISON AV.-FOUR story modern House, 20x50x100 feet; must be sold at Duce; no reasonable offer refused.

T. A. BURNETT & CO., 709 Madison av. GIST ST., WEST OF PARK AV.—FOUR STORY House, will be sold at a sacrifice; 19x55x100 feet; in good

Acces, will be seld at a secretary.

Lendition; want an offer.

T. A. BURNETT & CO., 709 Madison av.

62D ST., ADJOINING MADISON.—GENUINE SACrifice, bargain seeker notice—Brown atous Dwelling
bought ander foreolosure; will sell below actual cost.

DITCHETT, 2 New Chambers at.

DITCHETT, 2 New Chambers at. BITCHTERT, 2 NOW CHRISTERS AND CHRISTERS AND CHRIST HOUSE, 202052100 feet, perfect condition, will be sold at a burgain. Permits of T. A. BURNETT & Ul., 700 Madison av.

CO., 709 Madison av.

\$10.750. -53D. NEAR 3D AV.-THREE STORY, BASEment Octage (frame): full lot. CODY, 1,498 3d av.

\$11.000. -FHREE STORY BROWN STONE, ALL PRIvate block; say payments; another, near Madison av., \$10,000; on Madison, \$11,000; near Lenox, \$15,000, mortgage \$10,000; on 110th st., \$12,000; near 3d av. and 110th st., \$11,000, mortgage \$5,000, at four per cent; on avenue, \$1,500. MCREAYS, 2,030 3d av. SI,000 CASH: RENTS \$2,98%,—EAST SIDE, NEAR 50th st.—Handaome Evé story double Tenement, 25x87x 100; mortgage \$13,000; cholec renting lecation, FOLSOM BROTHERS, 834 Broadway, \$17.500-RENT \$1.850. FOUR STORY BROWN STONE Double Flat; \$2d, near lat av. CODY, 1,438 3d av.

Above 14th St., 5th Av. to North River.

Above 12th St., Sin Av. to North River.

A.— FOR SALE—NO 65 WEST 76TH ST.

These pleasant our story brown and white atone front Houses, 20 feet in width, with dining room extensions; hardwood cabinet trim throughout open saultary plumbing; tiled batkfrooms and parquet floors; I house built yday's work; 15 months in construction; first class in svery particular; block restricted; prices and terms to suit quick bayer. J. B. SMULL, No. 37 West 76th st. A HANDSOMELY DECORATED PRIVATE DWELLing for saio, 111 West 121st st., near Lenox av.,
three story and basement brown stone; cabinet trim;
tas chandslors, curtain poiss and window screens complete; this a perfect house, will repay inspection;
js open all day for inspection; owner.

JACOB W. SMITH, 146 West 121st st.

JACOR W. SMITH, 190 WOR 1210, S.

A.-12)ST ST., NEAR LENOX AV.—BEAUTIFULLY
decorated three story brown stone, 20,10x52, extension,
12x10 feet, with Carpers, Shades, Screens, Awnings,
Chandellors Billiard Tablo, &c.
PORTER & CO., 211 West 125th st. PORTER & CO., 211 West 125th st.

A BARGAIN.—THREE FOUR STORY AND BASEmant high steep brown stons from private Dwellings
Nos. 118, 118 and 120 West 64th st.; 19x56x100; cheap
for investment,
southwest corner 10th av. and 78th st.

A.-A.-A.-T2D ST. THE WISST SIDE OTH AV.-EX. amine to-day; the finest 25 foot palatial Residence built with the most exsect approvision that long experience commands; few other equal in spaceourness and elegance; one superbly decorated; price reasonable.

F. CRAWFORD, 14 West 72d. ATTENTION BUILDERS: SIX LOTS, 82D ST. STH and 9th ave., \$80,000; four Lots, 96th st., west 9th av., \$42,000; two Lots, same, \$20,000; fean procure suitable building loan, with either of these parcels very choap.

A. HAUCK, 1,296 Lexington av.

A. HAUCK, 1,285 Loxington av.

A COMFORTABLE BRICK DWELLING, WITH TWO
or four Lots of ground on Kingsbridge road, running
through to Amsterdam (10th) av., near 164th st.; price
low and terms casy. Apply for permit to HOWARD G.
BADGLEY, 10th av. and 144th st., or 72 Wall st. A .- A .- S1,000 CASH WILL BUY FULL LOT ON

188th st., west of 10th av., opposite handsome private residences; boulevard street; convenient to the cable road; price \$4,250. Full particulars 502 West 152d st.

A. = \$30,000 WILL BUY 165 OR 167 WEST 78TH ST., four stery modern Dwellings, three story extensions; construction highest class; rare bargains.

WILLIAM W. HALL, owner, on premises.

A BARGAIN; ONLY ONE LETT. --- WEST SOTH st. four story 20 foot extra fine Residence; improving neighborhood must be sold this week; see; improving F. CRAWFORD, Builder, 114 West 72d st. A.—A.—ARE YOU IN SEARCH OF A HOUSE TO buy or rent? If so, you will find our west side office open to day.

PHILLIPS, 72d st. and 9th av. A.—THE NEW AND ELEGANT HOUSES, SOI AND 519 West End ev., corner 89th and 80th sts., are for sale for less than cost. B. H. BIXBY, Assignee, 173 Broadway. A THREE STORY HIGH STOOP DWELLING, SUITable for private or boarding house, on 21st st, between 7th and 8th avs., price \$21,000: only \$3,000 cash required; large lot.

KETCHAM, 106 West 10th.

large lot.

A BARGAIN,-WEST 34TH ST.-DESIRABLE FIVE story double Flat, 25x80x100; \$14,000 cash required; rents \$5,300; all rented on leases.

FOLSOM BROTHERS, 834 Broadway. A.-128TH ST., NEAR 7TH AV.-THREE STORY brown stone, size 10x50x98.11 feet; price \$15,000. PORTER & CO., 211 West 125th st.

A.—\$13,000 WILL BUY FOUR STORY HIGH STOOP brown stone 20 foot front, 45th st., near 6th av.; mort-gage \$15,000, CREVIER & WOOLLEY, 1,510 Broadway. A DESIRABLE STABLE FOR SALE. 18TH ST., NEAR 6TH AV; \$18,000, ALDEN & STEENE, 0 EAST 14TH ST. AT A BARGAIN.—FOUR STORY BRICK DWELLING, 122d st., near 7th av.; size 16.8x57x10x; \$21,000. POBTER & CO., 211 West 125th st.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. POTTER & BRO.,

128 Broadway, corner Cedar st., 463 Columbus av., near 824 st

We offer the following Houses at the prices named :-78th st. 3 tory, dec. \$22,000 | 82d st., 4 story, dec. \$22,000 | 82d st., 5 story, dec. 22,000 | 83d st., 4 story, dec. 25,000 | 83d st., 5 story, dec. 16,000 | 83d st., 4 story, dec. 25,000 | 84th st., 3 story, dec. 16,000 | 84th st., 4 story, dec. 26,000 | 84th st., 5 story, dec. 26,000 | 84th

Before purchasing a home on the west side do not fail to inspect these elegant three story hay window Houses adjoining the heantiful Riverside Drive, on 87th at; 20 fest wide, with extension; none-better for the price; location the choleast; four already sold out of the ten. Inspection invited lockay.

A three story House so that the rental will cost less than \$1,000 per year, with terms to suit. We have seven left out of ten; three sold already. Full particulars at either uplems or downtown office; restricted block; choice location; high ground.

MANSION. No. 45 West Sist at.—The elegant four story House, facing Manhattan square North; choicest location on the west side; 25x65x192; richly decorated; gas fixtures; will sell at a bargain to a quick purchaser.

INVESTMENTS. Eight well rested Tenement Houses, in perfect order, for sale cheap to close an estate; can be sold separately; terms to suit; will pay 15 per cent on investment. In spection invited.

We have large amounts of money to loan at the lowest rates.

We have a full list of Houses to rent from \$1,000 to \$3,500. Uplown office open to-day.

SLAWSON & HOBBS.
REAL ESTATE BROKERS AND AGENTS. WEST SIDE PROPERTY A SPECIALTY. N. B. -WE KEEP

OPEN A FOUR STORY BK. AND STONE, WASHINGTON'S 20x00x102.2, good order, near Seventy-second st, "L" station, DECORATED & GAS FIXTURES, & ASKING \$29,000. BIRTHDAY.

53 WEST 74TH ST.,
four story stone, 20x60x102.2
EXTENSION, back stairs to
third story; CABINET TRIM,
parquet flooring,
MARBLE WAINSCOTING in
kitchen; ASKING \$50,000. DWELLINGS OF MODEL CONSTRUCTIONS BTH ST., near CENTRAL PARK four story, 20x55x102.2 and DINING ROOM EXTENSION, cabinetrim, exposed plumbing, ASKING \$56,000.

AT LOWEST DESIRABLE DWELLINGS OF DESIRABLE DWELLINGS OFFERED FOR SALE WEST OF CENTRAL PARK can be had at 1,205 COLUMBUS AV., NEAR 75D ST.

. THE FINEST AND BEST FINISHED THREE STORY HOUSES IN HARLEM

offered at a low price and on easy terms. Hardwood cabinet finish, parquet floors, sanitary plumb-ing; everything first class. Apply on premises. Open evenings. 136TH ST., BETWEEN 7TH AND 8TH AVS. "L" station at 135th at. SELECT NOW TO OBTAIN A CHOICE OF HOUSES,

A.—THE HANDSOMEST TWENTY FOOT FOUR STORY HOUSES ON THE WEST SIDE.

The attention of those wishing to purchase a first class four story house in a restricted street is called to the remaining houses of those I have just finished.

NOS. 2, 6, 7 AND 10 WEST 74TH ST.,

TWO BLOCKS FROM "L" STATION.

The style, finish and workmanship in them are equal to any, not excepting those for which double the money is asked.

to any, hot excepting those for which doubt the homey is asked.

A CRITICAL EXAMINATION WILL SATISFY ANY EXPERT THAT THEY ANE THE CHEAPEST AND BEST HOUSES for the money new in the market; are different STYLES and SIZES.

REASONABLE PRICES AND TERMS made to sait, Photographs and circulars, giving full description, malled on application, Apply on premises or to D. T. KENNEDY, BUILDER, 1,000 LEXINGTON, AV.

FOR SALE.

Several Houses on the finest 100 feet street north of 50th st., dimensions, 20 to 22 feet wide, four story extension and back stairs; decorated and gas fixtures; were built especially for an estate, under the supervision of one of the best architects, and are only for sale new on account of death of owner; prices from \$57,000 to \$58,000; 60 per cent purchase money can remain on bend and mortgages at four per cent. For further particulars apply to THOMAS A. YYSE, 457 Columbus (9th) ax., southeast cerner \$2d st.

P.S.—My office will be open Washington's Birthday.

P.S.—My office will be open Washington's Birthday.

A.—A.—BEFORE BUYING ANYWHERE ELSE examine the FINEST HOUSES

OR the FINEST STREET

In this city.

BUILT BY JOHN G. PRAGUR, ARCHITECT.

Perfectly magnificent in all details and finish.

NOS. 133 TO 141 WEST SOTH ST.

boulevard street, 100 feet wide; no other street in the world as fine in its artistic laying out; houses full width and of immense depth; back stafecases, double cellars, &c. Apply to FOWER, 520 Columbus av.

A -- PARTIES WISHING TO PURCHASE a first class private House at very reasonable price would do well to examine the newly flushed Houses
Nos. 102, 164, 165, 165 West 74th st.
between Columbus and Amsterdam ave.
These Houses are thoroughly and substantially built
by day's work and are finished in the best and most complete manner. Away cope.
Address JOHN CUAR, Builder, 154 West 74th st.

A Plot of 50 Lots on Broadway, near 198th st., for sale

or to lease for a long term; suitable for a road house or

Owner, 59 Liberty st., room 5, between 11 and 12

NOS. 44 AND 48 WEST 75TH ST.
TWO REMAINING OUT OF TEN;
Examine them or send for pamphles.
Street restricted; saphalt pavement;
Title Gnarantee and Trust Co., policy.
JAMES T. HALL. OWNER AND BUILDER,
10 WEST 23D ST. A .- A .- FACING MOUNT MORRIS PARK, ELEGANT

Residences, northwest corner of 121st st. and Mount Morris av., four stories, basement and cellar; brown stone and Philadelphia brick fronts; size 20x00x78 reet; fitteen reoms; hardwood finish; latest sanitary plumbing. Watchman on premises.

POTTER & CO., 211 West 125th st.

BARGAIN IF SOLD AT ONCE.

234 West 52d H.

four story high stoop brown stone. Particulars.

CREVIER & WOOLLEY, 1,516 Broadway. BUILDERS, ATTENTION! SEVEN LOTS, 96TH, near 10th av.; without money; \$100,000 profit; ne brokers. FORTUNE, 134 Herald,

near 10th ar.; without money; \$100,000 profit; no brokers. FORTUNE, 134 Herald.

BUILDERS, ATTENTION:—WEST 37TH ST.—DEsirable Plot, 56,5238,9; choice lecation for flats.
FOLSOM BROTHERS, S34 Broadway.

CHEAPEST AND BEST BUSINESS AND INVEST, and improvements; paying well. COADY'S, 922 36h av.

FRONTING MANHATTAN SQUARE, OVERLOOR, ing Central Park—That superior cabinet finished Dwelling, 24x97 feet, lot 104 feet 4 inches, No. 42 West 77th st, price 883,000; the only unsold house in the block; always open for inspection.

SAMUEL COLCOBD, owner.

FOR SALE—THE MOST CONVENIENT AND COMfortable four story how window House on the west side; location unsurpassed; hard wood throughout, thoroughly seasoned; olegantly decorated and ready for immediate occupancy. Apply to ewner, on premises, No. 245 West 76th st., near West End av. Open for inspection.

FOUR STORY HIGH STOOP BROWN STONE Dwelling, 17x54 feet and three story extension, lot 102; only \$25,000; 110 West End st. open for inspection.

SAMUEL COLCORD, Bullder and Owner.

FOR SALE—NO. 15 WEST 120TH ST.—A THREE FOR SALE—NO. 15 WEST 120TH ST.—A THREE story brick and brown stone Dwelling, unusually well built; decorated throughout; open for inspection. FINEST FLAT, ALL IMPROVEMENTS, NO VA-caney, West 40th st., near 7th av., can be secured cheap with \$7,000 cash: STAKE, 150 Broadway. J. B. WHITAKER, TELEPHONE CALL 1,110 35TH.

REAL ESTATE. 278 Bonlevard, between West 73th sts. MONEY SAVED BY EXAMINING SEVERAL BAR-gains in west side Houses at my offices. STEVENS, bth ar, corner 93d; 9th av. and 104th; Houlevard, corner Sixth.

MOUNT MORRIS PARK, 29 WEST 119TH.—THREE tory basement; lowest price and best location in New

NEAR MORNINGSIDE PARK, THREE STORY Stone; modern; all latest features: your own torms, 378 West 1236. West 1230.

ONE HOUSE SOLD OF ROW OF SEVEN THREE story and basement brown stone box atoop private residences on West 88th st., between 9th and 10th ava. onlinet finish, open plumbing, and all latest improvement of the seven states of the seven states.

cabinot harm, open present and law-sit over deposit avoided, and apsolute guarantee of title assured by the TITLE GUARANTER AND TRUST COMPANY'S policy of title insurance, issued without expense to purchase at time of delivery of deed.

ROBERT WALLACE, Owner and Builder, 201 East 58th s

ONLY ONE LEFT OF THOSE FIRST CLASS FOUR atory high steep, cabinet finished, 20 foot front and extension Dwellings in restricted block, No. 111 West 75th at, substantial conservation exterior, with exception ally fine interior, price \$38,000, always open for inspection. SAMUEL COLORD, Suilder and Owner. ONLY \$15,000.—BROWN STONE HOUSE, 50TH ST., between 5th and 6th avs. (leasehold). W. B. TAYLOR & SONS, 510 5th av. W. S. TAYLOR & STORIES, BASE-PRIVATE DWELLING. FOUR STORIES, BASE-ment; West 47th st.; good bargain to quick purchaser. BENNETT, 176 Broadway.

TWO LUTS, NORTH SIDE SOTH ST., 100 FT. WEST of Amsterdam av. OTTO ERNST, South Amboy, N. J.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. RIVERSIDE DRIVE.—ONE LOT. 75 FRET SOUTH 5th 8t.; 5th av., one Lot. 75 feet south 140th st.; 8th av., ne Lot. 55 feet south 144th st.; or exchange for low cloud private Houses. KNIGHT, 231 West 51st st. oriced private Houses. KNIGHT, 231 West 51st at.

SIN NEW MUBLE HOUSES.
hree stories and basement (stone fronts). Sath st., north
fide, east of Amsterdam av., cashinet finish, as perfect
noise at vory low price; (163x54 and extension; decorted to suff purchaser; terms to suff; inspection futied. H. W. SHIPMAN, 187 Stondawn;

TEN NEW MODERN DWELLINGS, Nos. 26 and 28 and 33 to 47 West 75th st.,

four story brown stone, cabinet finished throughout;
DINING ROOM AND BUTLER'S PANTRY EXTENSION.
RESTRICTED BLOCK.
Sires, 20x21 and 22 feet front, near Seventy-second street obvated station.
WILL SELL REASONABLE.
Open for inspection only.
F. ZITTEL, 1.189 Columbus av.

Corner 72d st.

TWO LEFT OUT OF FIVE: 141 AND 147 WEST SED st.; three story, basement and cellar brown stone fronts, 20x52 and extensions; hardwood trim; parquef floors; servants bath; none botter for the money.

JAMES BROWN, Owner and Builder. WEST 44TH ST. NEAR STH AV. — HANDSOME five story double Flat, 25x85x100; price 889,000; mortgage \$40,000, at five per cont; yents \$81,000.

WEST 49TH ST. NEAR BROADWAY.—THREE story private House; \$8,000 cash required.

FOLSOM BROTHERS, 834 Broadway.

WORTH INVESTIGATION. FOR SALE OR TO LET.

The finest three story and basement Houses in New York city for the money; handsomely decorated from top to bottom; equipped with gas fixtures. NOS, 316 TO 324 WEST 115TH ST. AND NOS.

846 TO 854 MANHATTAN AV., OVERLOOKING MORNINGSIDE PARK. For sale on easy terms or will be rented. Open at all hours.

Equitable Building, No. 120 Breadway.

20 FOOT FRONT DINING HOOM EXTENSION Dwelling; artistically decorated; only \$38,000; 43 West 70th st.; block restricted; always open for inspection. SAMUEL COLCORD, Owner. 264X102; NORTHEAST CORNER BOULEVARD AND 5th st. OTTO ERNST, South Amboy, N. J. Son Cash, \$1,000 30 DAYS, \$150 QUARTERLY— Beautiful, new brown stone, furnished; \$17,500; new Ax-minster, royal velvet carpota, mirrora, chandellers, 361 Wost 116th (Moraingaide Park).

\$500 CASH, \$500 30 DAYS, \$150 QUARTERLY— Beautiful Queen Anne; price \$15,000; possession May, 365 West 116th. 363 West 116th. \$5,000 CASH BUYS FIVE STORY DOUBLE FLAT; paying \$1,000 on investment per year. SCHWARTZ, 59 Liberty at.

North Side (Above inarlem River). COTTAGES-24TH WARD, MORRIS HEIGHTS (Dock), Northern Railroad: all improvements; Lots. ANDREW POWELL, 167 Broadway.

WATER FRONT ON THE SOUND.
Valuable Water Front on the Sound above the Harlem River. Particulars of WM. S. ANDERSON & CO., 1,242 3d av.

Miscellaneous. A .- WILL TAKE ANY REASONABLE OFFER FOR valuable New York city Lots prior to suction. PRIOR, 188 Herald Uptown. HOUSES FOR SALE OR RENT

ALL DESIRABLE LOCALITIES. OUR BRANCH OFFICE, 500 5TH AV., CORNER 42D ST., WILL BE OPEN ALL DAY.

E. H. LUDLOW & CO PROPERTY BELOW 23D ST. FOR QUICK CASH buyers. S. H. STONE, 457 Grand st. 30 PER CENT GUARANTEED-\$4,000 CASH, BAL-ance mortgage, five Apartments; rental \$2,050 each; no brokers. BLTIEING, 157 Herald.

BROOKLYN PROPERTY FOR SALE AND TO KENT.

A PRIVATE RESIDENCE ON COLUMBIA HEIGHTS, Brooklyn, two minutes walk from Fulton forry and throu minutes walk from the Bridge, to rent to private family commands fine view of the bay, possession at once; rent free until July on three years lease. Address IN GOOD REPAIR, Hersid effect.

A NEW TWO AND A HALF STORY BROWN STONE House, 383 latest, near Prospect Park; hardwood trim; easy payments; open daily, Sundays and Washington's Birthday. Call. Birthday. Call.

A.—HOUSES FOR SALE—BROOKLYN UPTOWN headquarters for homeseckers and investors. WILLIAM P. RAE & CO., 394 Cates av., corner Nostrand.

BROOKLYN HOUSES.—A BARGAIN; EXAMINE; must be sold, 543 and 559 Dean st., near Carlton av., three story brown stone front, 11 rooms, all improvements; eight minutes to Bridge; price \$7.250; terms to suit. Owner, on premises Sunday and Monday.

CHEAP TO A QUICK BUYER-HOUSE, FIVE rooms, full lot, nice gardon, fruits and flowers; 10 minutes from 10th, 2%, touston, Grand and Roosevelt street ferries. 73 Skillman av. FOR SALE.

FOR SALE.

FOR SALE.

FOR SALE.

FOR SALE.

House 294 Jefferson av., near Marcy. This is the only remaining house of those completed last Jane. It is three story and basement, with especially designed brown stone, frame and hox stoop. Trimmed natural hard woods throught, mahogany quartered oak, sycamore, hazel and chorry, elegant hand work mantels, open fireplaces, grates, &c., French beveiled plate mirrors in every large room, electric bells and gas lighting; very best of sanitary plumbing.

Also am just completing Nos. 300 and 302 Jefferson av. They will each have a large extension diving room, back starts, launitry, &c.

These houses are carefully constructed and thoroughly good in every raspect. Open every day for inspection. Oall Washington's Birthday. Inquire of ARTHUR G. STONE, Baildorf and Owner, 1,262 Dean st.

FOR SALE—HOUSES; ONLY FOUR LEFF OF

ARTHUR G. STONE, Bullderl and Owner, 1,262 Dean st.

FOR SALE-HOUSES: ONLY FOUR LEFT OF
those 28 elegant stone front houses; all seld within
one year; the reason they have sold see well is because
they are well built for the mency and are sold on terms
to suit; litie guarantee policy free; and 2½ story and
basement and 18 and 20 feet front; heighborhood is select and convenient to Ralph avenue station Fulton
street elevated road and sevegal lines of horse cars;
you cannot afford to hay without seeing them; small
payment down if desired; open every day, Washington's Birthday included. Inquire on pramises, Macon
st., between Fatchen and Ralph ave.

R. F. CLAYTON & SON, Builders.

R. F. CLAYTON & SON, Builders,
TFOR SALE#61 HANCOCK ST., NEAR BEDFORD
av., three stery Vifront brown stone front, two story extension; hardwood trim; awnings, window and door screens for the whole house; parques floor in dining room; handsomely decorated last summer; in perfect order; one of the best on the block, neighborhood unsurpassed; block pavenment; owner going to Californis; 14 minutes to Bridge and forry; southern exposure; easy terms. FOR SALE-FLATS.-FOUR STORIES, EIGHT ROOM anartments: choice location; rent \$2,700; near elevated station; sell very cheap; \$8,000 cash, balance mortgage. Owner, \$34 Lafayette av.

FOR SALE-HOUSE. THREE STORIES AND BASE-ment, all modern improvements; only \$1,500 cash, bal-ance mortgage; price less than builder paid to complete. Owner, 854 Lafayette av.

Owner, 854 Lafayette av.

FOR SALE \$6,000-ONE LEFT-ELEGANT NEW three story brick Plat; every improvement; fine location; easy terms; open Sunday and Monday. 25 Cooper at. Brooklym.

FOR SALE-704 HANCOCK ST., TWO STORY AND basemont brick, nine rooms, bath; all improvements; elegantly decorated; only little cash required; always open. open.

HOUSE FOR SALK-\$7,800 WILL RUY THEER story and basemont brown stone, 14 rooms (worth \$8,500); first class neighborhood; easy terms; owner on premises. 560 Purnam av., near Summer av. "L" station. John For Salle On MyRTLE AV, BROOKLYN, Owner, 942 10th av, New York city.

311,000.—ELEGANT THREE STORY BASEMENT brown stone House, 20 by 45 by 100, Suyvesant av, and Chauncey st., every improvement; parlors and hall, polished mahegany; basement, cak, hardweed, cabinet mantels, plate glass mirrors. Always open.

WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET. A HOUSE IN MOUNT VERNON TO LEASE OR FOR sale; 14 rooms, all newly decorated and in perfect condition; all improvements; ground 100x109; ave minutes from depot; low rent. R. F., 16 East 424 at

rom depot; low rent. R. F., 10 East 420 St.

CHOICE AUREAGE PROPERTY IN WISTOHESTER county along line Northern and Contral railreads.

ANDREW POWELL, 167 Broadway. FOR SALE-AT MOUNT VERNON, N. Y. ANY PART of 350x105 feet, corner of 4th st. and 8th av., for private residences only. Apply at 188 West 4th st. corner to 10th av. Mount Vernon, or at 62 Worth st., New York, second loft. HOUSES NEAR DEPOT; \$12 TO \$15; FOUR TO SIX rooms. W. H. BARD, Mount Vernon, N. Y.

PROPERTY ON EDGES OF CITY, HUDSON RIVER, Youkers, Westchester Sund Post and For "REAL Estate News" free; contains bargains in real setate. GEORGE W. BARD, PROPERTY ON EDGES OF CITY, HUDSON RIVER, Yonkers, Westchester county, Connecticut, sale and rent. E. S. MILLS, Jr., 17 East 2d st. E. S. MILLS, Jr., 17 East 42d st.

TO LET.-IN MOUNT VERNON, LARGE, DOUBLE House, 26 rooms and in perfect condition; ground and stable; suitable for bearding house, small hotel or private house; low rent. Owner, 18 East 42d st.

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE. "DON'T MISS IT."

Do not less the opportunity to secure a home on Jersey City Heights. Cheapest Houses and Lots in the vicinity of the metropolia.

We have 110 USES FOR SALE on which to erect your and upward; LOTS FOR SALE on which to erect your wan house, only \$500 and apward. Large list of HOUSES FOR RICE TO SIT and upward.

No such change effected in the neighborhood of New York city for investment, as article of improved and unimproved property are advancing.

Kapid transit assured, as well as parks and boulevard. improved property are advancing.

Explid transit assured, as well as parks and boulevard.
ONLY 17 MINUTES FROM NEW YORK, Call and see us.

D. VAN WINKLE & SON, 585 Communipaw av., Jersoy City Hoights. SEND US A POSTAL FOR OUR COMPLETE LIST of Houses for sale and to let. EMMONS & CO., 488 Communipaw av., Jorsey City.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

AT ORANGE-FOR SALE, EASY TERMS, A QUEEN Anne Cottage, to rooms, basts and all improvements; five lots ground, houngry, &c. D. HAYNES, 44 South Maple av., East Orange, N. J. ALL SUBURBAN AND COUNTRY REAL ESTATE our specialty for over 22 years; bargains and exchanges in all desirable localities.

PhilLiPS & WELLS, Tribune Building. A. B. C.-ORANGE AND VICINITY, MOST POPUL lar suburb.—Real Estate, all stations. E. F. HAMILITON & CO., 26 Broadway. Office at Orange (principal station) open Monday, 23d (Washington's Birthday).

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. A.-FOR SALE, AT FLUSHING, L. I. A FINE chance to seeme a perfect home in perfect order; first class in every respect; located on finest avenue, over-locking bay, 14 rooms; all modern improvements; 20 city lote; barn and outbuildings; besutiful lawan, fluxed walks, &c., trains until midnight; free and clear; might exchange for moderate sized private House, nicely located, in city, Apply to PECK, corner 38th st. and 1st av., or B. S. PECK, 132 Nassau st.

and 1st av., or B. S. PECK, 132 Nassau st.

2ALL HUDSON RIVER AND WESTCHESTER COUNTY
Property specialty; sale and rent.

S. EMBERSON, 59 West 42d.

BATH BEACH, N. Y.—A BARGAIN—NINE ROUM
House, lot 160×100, at Bensonhurst, for sale; easy torms;
boarding Houses and Octages to let; Lots for sale;
three hundred upward. SHIELD'S Real Estate office,
adjoining Falance Greery, opposite deput.

BATH BEACH AND BENSONHURST—ALL OF THE
heast Boarding Houses and Cottages for sale or to let are
in the bands of THE TIPE BUREAU OF REAL ESTATE, adjoining station.

BATH BEACH AND BENSONHURST-BY.THE-SEA,
Hotels, Boarding Houses and Cottages to let; furnished,
unfurnished, MORRISSEY'S Real Estate Office, opposite Bath Boach depot.

ELBERON MONNIGHTH REACH AND SEARRIGHT

ELBERON, MONMOUTH BEACH AND SEABRIGHT N. J.—To let, sale, exchange—Elegant, furnished Cottages and Hotels, ocean and river fronts.

WILLIAM LANS, Tong Branch, N. J. WILLIAM LANS, Jong Branch, N. J.

FOR RENT-IN THE CITY OF NEW HAVEN, A
very commodious old fashioned house, with every
modern conveylonce, furnished; open fireplaces, billiard
room, grounds and stable, for ront to a desirable tenant
for ilx month from the lat of May. Address, giving refetence, Post office hex 22s, New Haven, Conn.

FOR SALE—HOUSE, SOUTH GRANGE, N. J.; 10

FOR SALE—HOUSE, SOUTH GRANGE, N. J.; 10

rooms; all improvements; perfect order; fine location;
Prospect and 4th sta; price \$8,500; easy terms. Box
306, South Orange, N. J.

GREAT BARGAIN IN DELAWARE—GOOD HOUSE
near village and depot; fine fruit and farming land;
\$1,500; terms to suit. Owner, box 306 Hersid office.

LONG ISLAND—HOTEL OR BOARDING HOUSE,
two Mansions, 75 rooms; cottage, stable, bath house; in
excellent order; 10 acres, fronting Sound; select surroundings; private dock; boat in season; station 12 minutes wait; Wall street 50 minutes; tease low to desire
ble party.

FOUNTAIN STATION OPALORE A. ON MOUNT. ble party. E. S. MILLS, 17 East 420 at.

MOUNTAIN STATION, ORANGE, N. J.—ON MOUNtale side, with extensive views, southerly slope, residence theroughly built, 12 rooms and laundry; ample
stables; 50 acress, excellent water; for sale \$22,000;
perfect Belighberhood,
EDWARD P. HAMILTON, 96 Broadway (second floor).

ORANGE, N. J. (TAIS VICINITY, SPECIALTY ALL stations).—Montrose Ridge, large modern Residence, four acres, handsome stables, greenhouses, mountain views, four minutes walk to station, P-10.000, a bargain; another on same ridge, two acres, stables, \$15,000; on Highland www. Residence and one acre, fine grounds, \$12,000. Full particulars of all real estate in the Oranges now in the market, EDW. P. HAMILTON & CO., 96 Broadway. Office at Orange open February 23. ORANGE, N. J.—RESIDENCES NEAR ALL STA-tions, sale and rent toffice open Washington's Birthday). S. D. CONDIT, opposite Brick Church Station.

ORANGE, N. J.—DESIRABLE PROPERTIES, NEAR all stations, sale and rent. S. D. CONDIT, opposite Brick Church Station.

ORANGE AND VICINITY.-FOR RENT AND SALE, PATTERSON & O'BRIEN, 171 Brondway. TO LET-AT BLOOMFIELD, N. J., FINE HOUSE, with modern conveniences, five minutes from depot, Inquire on promises, 627 Bloomfield ev., or EDWARD OAKES, 731 Bloomfield av., Brownfield, N. J. OAKES, 731 Bloomfield av., Bloomfield, N. J.
65 LOTS, CORNER JACKSON AV. AND WOODSIDE
av., immediately adjoining Long Island City, in the
township of Newtown; three miles from Thirty-fourth
street forty, two miles from Ninsty-second atreet ferry;
the finest corner in Queens county, especially for hotel,
pavilien or road house; is at junction of five constantly
travelled avonues and in straight line of all improve
mouts, such as tunnel and bridge; five minutes walk
from Woodside depot. AUGUST REYMERT, Attorney
at Law, 128 Broadway, New York.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

A.-A.-EICHARD V. HAKNETT & CO., AUCTION ears, will sell at anction,
at 12 o'clock noon, at the Real Estate Exchange and Auction Room, Nos. 50 to 55 Liberty st.
Peremptory sale valuable
Twelfth ward Property,
by order of ISAAC M. DYCKMAN.
171 LOTS,
fronting on the Harlem Ship Canal,
Broadway, Kingsbridge av,
Leyden st., Terrace View av,
Van Octoar place, Jamen av.

60 PER CENT may remain at FIVE PER CENT. Title unranteed by LAWYERS' TITLE INSURANCE CO.

guaranteed by LAWYERS TITLE Project Policy given free of charge to each purchaser.

D. G. CROSBY, Atterney, Times Building. Maps at the auctioneers', 71 and 73 Liberty at, Maps at the auctionoces, A and a Liberty at.

A.—A.—RIGHARD V. HARNETT & CO., AUCTIONeers, will sell at auction WEDNESDAY. February 25,
at 12 o'clock noon, at the Real Estate Exchange and
Auction Room, 59 to 65 Liberty at,
359 Pleasant av., three story brown stone,
114 Eldridge st., three story brown stone,

340 West 32d st., near 8th av., four story basement and cellar brown stone Dwelling, 12.10 by about 55x98.9. 83d st., north side, 200 feet west of 8th av., five Lots, 25x100 each.

WEDNESDAY, MARCH 4.

29 East 73d st., four story Dwelling.
106 Thompson st., four story Tenement,
Yonkers, N. Y., Palisade av., three Plots,
1,094 (formerly 1,090) Amsterdam (10th.) av., five story
Flat. Maps at auctioneers', 71 and 78 Liberty st.

Maps at auctioneers', 71 and 73 Liberty st.

A.-A.-BICHARD V. BARNETT & CO., AUCTIONeers, will sell at auction, WEDNESDAY, March 4, at 12 o'clock neon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st.

EXECUTIORS' SALE.

By order of CHAS. E. TILFORD and FRANK TILFORD, Executors of the estate of JOHN M. TILFORD, dee'd.

EXECUTIORS' SALE.

By order of CHAS. E. TILFORD and FRANK TILFORD, dee'd.

EXECUTIORS' SALE.

By order of CHAS. E. TILFORD THE FRANK TILFORD, dee'd.

EXECUTION M. TILFORD, dee'd.

By STATELER WITH STORY, and CONTROL STORY, and collar brick Flat, with story; five story brick Flat on rear, built by days work. Let 25.8x211.8x

By STATELER A. SMYTH. ALCOTONEER.

Maps at auctioneers, 71 and 73 Liberty st.

A.-PHILIP A. SMYTH, AUCTIONEER.
SMYTH & RYAN will sell at auction, Tuesday, February 24, at 12 o'clock, at Real Estate Exchange, 59-65
Liberty st.,
two choice Private Dwellings,
14 Perry st.,
near Waverley place, three story high stoop brick;
decurated; porfect order; lot 22x55;
1,873 Madisón av.,
opposite Mount Morris Park, three story high stoop
brown stone; Al order; lot 18x100,
Full persession of both May 1 next.
Terms liberal,
Maps, &c., at Auctioneers' office, 70 Liberty st.
JERE, JOHNSON, JR.,

JERE. JOHNSON, JR.,

AUCTIONEER.
TUESDAY, FEBRUARY 24,
at 12 o'clock noon, in the
BROOKLYN REAL ESTATE EXCHANGE,
No SSS Fulton at. Brooklyn.
ABSOLUTE AUCTION SAIR
to close undivided interests of
112 VALUABLE LOTS,
situated as follows:
69 Lots on the Rancelle, Durves and Van Sicklen farms,
in the 26th ward of Brooklyn.
Lots on Brooklyn, two blocks from Van Sicklen
avenue station of Kinge County Elevated Railroad.
2 lots at Union Race Course, just beyond the Brooklyn
city line.

2 Lots at Union Race Course, just beyond the Brooklyn ity line.
24 Lots on the Napier Farm at Clavenceville.
24 Lots at Woodside Heights, close to Long Island City. Lots in Jersey City, near the Montgomery street cars. All those lots are very conveniently located, and as ey must be sold no one should miss this opportunity of ecuring a bargain. On all purchases of \$1,000 and upard 50 per cent may remain on bond and mortgage. Titles insured by the Title Guarantee and Trust Co. For Intriber particulars apply to JERE, JOHNSON, r., 60 Liberty st., New York, and 893 Fulton at, Brook-

WEDNESDAY, FEBRUARY 25,
at 12 o'clock noon, in the
BROOKLYN REAL ESTATE EXCHANGE,
No. 595 Futon at, Brocklyn.
PARTITION SALE.
Nos. 702 and 703 Hanecek at, Brocklyn;
also positive sale of
No. 551 24 st., between 7th and 8th avs.
Particulars bereafter.

WEDNESDAY, MARCH 4, 1891,
at 12 o'clock noon, in the
BROOKLYN REAL ESTATE EXCHANGE,
No. 303 Fulton st., Brooklyn.
GREAT EXECUTOR'S SALE
of the famons TRACY and BUSSKIL property, by order
of Edward Tracy, Esq., and others, exacutors, of
at BAY KIDGE, near Fort Hamilton,
on 3D and 2D AVS, and SSTH and SGTH STS,, two blocks
from the shore, one block from the Crescent Athletic
Club. Eapld transit facilities, Titles insured.

TUESDAY, MARCH 10, at 12 o'clock noon, in the BROOKLYN REAL ESTATE EXCHANGE, No. 303 Fulton at, Brooklyn. PERLMPTORY AUCTION SALE 150 SPLENDID LOTS, purchased at sales of the Huut, Bergen and Maltby Lane setatos. Particulars horeafter.

MONDAY, MARCH 16, at 12 o'clock noon, in the BROOKLYN BEAL ESTATE EXCHANGE. By order of Hon, Archibald Bliss, his splendid Residence and 20 Lots of Ground, situated on Myrite, Vernon and Lewis avs. Will be sold in lots. Particulars hereafter.

For maps and particulars of all above sales apply to JERE, JOHNSON, Jr., 60 Liberty st., and 393 Fulton st., Brooklyn, Offices open Monday until 12 o'clock.

JERE JOHNSON, JR., SELLS BEAUTIFUL HOMES ON MONTHLY PAYMENTS. Make

WASHINGTON'S Birthday memorable by purchasing
Lots for a Home.
No advertisement can possibly describe the advantages
and beauties of the lots I am selling on monthly instalments or with a liberal discount for cash. I advise you
at your earliest convenience to visit charming MORRIS PARK,

an ideal snburb, just beyond Brooklyn city line. Scores of beautiful residences, streets carefully made, water, stone sidewalks, shade trees, fire depaytment, clob house, superb communications. On one side Atlantic avenue rapid fransit; on the other Huster's Point division of Long island Railroad. Yearly communication at rate of soven cents a trip. Proposed extension of clevated railroad will run through property.

Lots \$125 and upward, payable monthly, or 10 per cent discount for cash. Or LEFFERTS PARK,

adjoining Bath Beach Junction. Four railroad depots close by. Hundreds of trains. Only 50 minutes from Brooklyn Bridge. Electric road now building on 3d av. to Thirty-ninth street forry (fare five cents/will pass by the Park on Decoration Day. Then look out for a great boom. These are the choapest and most accessible lots in the vicinity of New York. Price \$200 and upward, payable monthly, or five per cent discount for cash. Offices open on Monday until 12 o'clock. For free passes and maps apply to

20 Liberty st., New York, and 393 Fulton st., Brooklyn. RECEIVERS' SALE.

Patapaco Female Instituta, Efficett City, Md., about 14 acres, with massive stone buildings that have accommedated a school of 100 pupils, AT AUOTION, 177H MARCH, 1801, at noom.

JAMES MACKUBIN.

SAMUEL K. GEORGE. | Receivers.

REAL ESTATE AT AUCTION. A.-A.-A.JOHN F. R. SMITH, AUCTIONEER,
will sell at the Real Estate Exchange, 59 Liberty st.,
at 12 o'clock noon.
THURSDAY, Pehruary 26, 1891.
MORRIS LEASHIOLD,
12 years to run, with 21 years' renewal, 159th st., c. a.,
and Harlem River, about 25 lots above and 23 lots under
water; ground level and roady for immediate improvement,

220 West 70th st.-Double Tenement on full lot. TUESDAY, March 3, 1801.

176 Rivington st., between Attorney and Clinton sts.—
Six story brick double Tonement, with two stores; lot
25x100 feet.

Northwest corner 1st av. and 21st st.—Pour story brick Tenement with store, on lot 24.9x78 feet.

320 West 55th st.—Aster Leasehold, 18 years to run. 300 and 311 East 70th st.—Two five story brick double tenements on lots 31.3x100.5 feet each. Maps at auctioneer's office, 69 Liberty st.

JAMES L. WELLS, AUCTIONEER
will sell at anotion TUESDAY, March 5, neon, at Real
2 ATTRACTIVE COTTAINS, 972 & 974 EAST 16STH ST.
just east of Beaton av., 23d ward, New York city (sold
separately); each in excellent order; medern improvements; splendid neighborhood; near rapid transit and
horse-cars; liberal terms; immediate possession. Maps
with auctioneer, 50 Liberty st. PETER P. MEYER, AUCTIONEER,

ADRIAN H. MULLER & SON will sell at auction, on TUESDAY, FEBRUARY 24, 1891,

TUESDAY, FEBRUARY 24, 1831,

at 12 o'clock, at the Real Estate Exchange,
50 Liberty st.,
the eight choice and desirable four story and basement
high stoop brown stone Dwelling, with butier's pantry
extensions and lets,
NOS. 104, 104, 106 AND 108
WEST 69TH ST., AND
NOS. 41, 49, 55 AND 57 WEST 90TH ST.
The above houses are cabinet finished throughout and
built in the very best manner and well worthy an inspection to parties desiring to purchase a first class home.
Titles will be guaranteed free of cost by
THE TITLE GUARANTEE AND TRUST OO.,
NO. 55 Liberty st., New York.
Maps and permits from 1 to 5, at auctionser's, 1 Pine st.

PETER F. MEYER, AUCTIONEER.

Maps and permits from 1 to 5, at auctioneer's, 1 Pir
PETER F. MEYER. AUCTIONEER.
ADRIAN H. MULLER & SON
will sell at auction on
TUESDAY. FEBRUARY 24, 1891,
at 12 o'clock, at the Real Estate Exchange,
56 Liberty st.
the two five story double brick and stone
Apartments, with Lots,
NOS. 12 AND 14 WEST 135TH ST.
Maps, &c., at the Auctioneer's, 1 Pine st.

PETER F. MEYER, AUCTIONEER.
EXECUTOR'S SALE.
ADRIAN H. MULLER & SON
will sell at auction on
TUESDAY. FEBRUARY 24, 1891,
at 12 o'clock, as the Real Estate
Exchange, 59 Liberty st.,
the choice and valuable property
NOS. 505 3D AVENUE
31 WEST 11TH STREET.

and and STREET.

Maps, &c., at the Auctioneer's, 1 Pine st.

Maps, &c., at the Auctionoer's, 17HE STREET.

PETER F. MEYER, AUCTIONEER, ADRIAN H. MULLER & SON WILLIAMS, FEBRUARY 25, 1891, at 12 o'clock, at the Real Estate Exchange, 50 Liberty st., the three story basement brick House, with Lot, NO. 76 WEST WASHINGTON FLACE, between Macdongal at, and 6th av. Maps, &c., at the Auctionoer's office, 1 Fine at.

PETER F. MEYER, AUCTIONEER, PEREMPTORY SALE, ADRIAN H. MULLER & SON will sell at anction on WEDNESDAY, FEBRUARY 25, 1891, at 12 o'clock, at the Auction on the state of the stat

Maps, &c., at Auctioneer's oftce, I Fine st.

PETER F. MEYER AUCTIONEER,
ADRIAN H. MULLER & SON
will sell at auction.

THURSDAY, FEBRUARY 26, 1891,
at 12 o'clock, at the Real Estate Exchange,
three five story Double Tenements, with Lets,
NOS. 414, 416 AND 418 EAST 124TH ST.
Maps, &c., at the Auctioneer's, I Fine st. REAL ESTATE TO EXCHANGE

FREE AND CLEAR COUNTRY PROPERTY, \$5,000 to \$75,000, for improved Property

J. J. SCHWARTZ, 59 Liberty.

SPECULATORS—SIX EXCELLENT APARTMENTS; rental \$2,650 each; city or country; cash basis; no brokers, BANKEK, 145 Herald. rental \$2,000 enen; city of country; can darie, as brokers, BANKEK, 145 Herald.

TENEMENTS ON ELDRIDGE, MADISON AND MONcos sta, best locations, to exchange for well located Single Flats, west of 3d av. S. H. STONE, 407 Grand at.

WANTED-GOOD FLATS, WELL RENTED, WEST side, below 82d at., for three elegantity furnished Cottages; every improvement; large grounde, stable, &c.: Uccau av., Moumouth Beach, N. J. Particulars of WILLIAM LANK, Long Branch, N. J. Particulars of WILLIAM LANK, Long Branch, N. J. Particulars of Residence, near Part; perfect order; large extension; price \$80,000; mortgage 832,000; exchange.

ROBINSON, Owner, 145 Broadway.

REAL ESTATE WANTED.

A.PRIVATE DWELLING.
Bet. 15th and 45th sta., 4th and Madfaon avs.
Fed. 15th and 45th sta., Lexington and 6th avs.
Fed. 15th and 45th sta., Lexington and 6th avs.
Fol. 5th and 4th sta., Lexington and 6th avs.
THREE STORY BEEK DWELLING, 20 FEET WIDE.
Bet. 16th and 5th sta., Ch and 5th avs.
ENGLISH BASEMENT HOUSE.
Bet. 17th and 55th sta., Broadway and 6th av.
J. ROMAINE BROWN & CO.,
60 West 33d st. A.-WANTED-FOR OUR SPRING LIST, IMPROVED and unimproved Property to let and for sale; no charge for registering. J. ROMAINE BROWN & CO., 59 West 13d sk, near Breadway.

GREENWOOD CEMETERY LOTS AND VAULTS purchased and for sails. CEMETERY LOT BUREAU established 1875), 229 Broadway. HOUSE, OLD OR NEW, FROM BLEECKER TO 48th, 5th to 9th av. Address BUYER, box 3,033 New York Post office. PROPERTY ON "EDGES OF CITY," HUDSON RIV-or, Yonkers, Westchester county, Connecticut, sale and ent. E. S. MILLS, Jr., 17 East 42d st.

J. E. WHITAKER,
278 Boulevard, between West 73d and 74th sts. WANTED-FOR OUR SPRING LIST, WESTCHESTER and adjacent countles Property.

FISH BROS., 16 East 23d st. TO LET FOR BUSINESS PURPOSES. A-LOPTS 18,000 SQUARE FEFT EACH; NEW building, northeast corner 13th and Hudson sts.; also front on 14th at, windows all sides. 300 running fest large skylights, passenger and freight elevators, steam power, svery convenience; one foraman can overlook large business hore. Apply to JOHN PETTIT, 53 Nassau. A.-A.-LARGE, LIGHT OFFICES AND STUDIOS IN the new building 342 West 14th st.; elevator and all con-veniences; 50 foot room; 8500. Apply on premises or JOHN PETTIT, 83 Nassau.

A.—MADDEN LANE, 51 AND 58 (JEWELLERS' EX-change Suildings).—Offices and Floors; passenger ele-vator and every convenience; very low reuts. JOHN FETTIT, 38 Nassau. A.—A.—NEW SIX STORY AND BASEMENT BUILDing, 25x103, for cent at 342 West 14th et.; store and lofts; passenger and freight elevator; steam beat; all improvements. improvements. JOHN PETTIT, 33 Nassau st. A.-A.-OFFICES. BANK BULLDINGS. BERKMAN corner Pearl st.: very light; all neat, quiet decorations; singly or en suite: from \$200; every known convenience; four minutes' walk from Post office. Apply on premises. A.—SECOND AND THIRD FLOORS IN EXTRA strong building, 60x80, to let from May 1, separately or together and with or without power; floors about 5,000 feet sach; light on three sides; steam heat, Otis elevator and low insurance. Apply on premises, 21, 23 and 25 Bethune st.

ANG 25 Bethune vs.

A NEW FIVE STORY AND BASEMENT FACTORY, 213 and 215 Kast 44th st., near 3d av., well lighted, FOR SALE OR TO LET (44290); adapted for any manufacturin business, storage or cigars.

JOHN MURPHY, Builder, 202 East 43d st. A.—TWO SMALL STORES ON SOUTH SIDE OF 54TH st., east of Broadway; rents moderate; sine others in good business locations. J. ROMAINE BROWN & CO., 59 Wort Sid st.

A.-TO LET, TWO PLOORS IN BUILDING 5 GREAT Jones st., near Broadway, adapted for light manufac-turing purposes; size 25xBb., P. C. BAILEY, 30 East 4th st., near Rowary. AN ELEGANT NEW CORNER STORE IN EXCEL-lent business locality, Madison av. and 105th st.; only \$75. JNO. ARMSTRONG, northeast corner 3d av. and 109th st. A FOUR STORY FACTORY 25A360, IN STH ST., noar 3d av.; splondidly adapted for light manufacturing business; good light; long lease; oblier and engine; rent \$1,000, 16 East 242 st.

A -12 WEST 121ST ST (OFFICE).—POUR STORY Residence, with three story extension; also the three story Residence and 10 East 12th st.; open daily.

AN ELEGANT SECOND FLOOR, 5TH AV: FINE location first class dressmaker or other business; rent low. Address FIFTH AVENUE, box 298 Herald Uptows.

A -TWO STORY DESIRABLE LIGHT LOFTS AND

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av., 25d ward.

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40 EAST 12TH ST., 100 FEET WEST OF BROADway. Entire Building; parlor floor and basement servanged for business purposes; fine show window. Apply to GAO Broadway, corner Bleecker st.

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